

PUBLIC MEETING AGENDA



Redevelopment Review Commission

**TUESDAY
JUNE 15, 2004**

The City of Tempe endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance can be provided for sight and/or hearing impaired persons at public meetings. Please call 480-350-8331 (voice) or 480-350-8400 (TDD) to request an accommodation to participate in City Council meetings.

PRE-SESSION - begins at 6:30 p.m. – Development Services Conference Room (Garden Level – East Side), 31 E. Fifth Street. The Redevelopment Review Commission reserves this time to discuss informally any item(s) appearing on the Regular Meeting Agenda, including questions/answers. Only procedural decisions will be made in the Pre-Session.

- Review of proposed Consent Agenda
- Review of past and future applications with staff

REDEVELOPMENT REVIEW COMMISSION MEETING –7:00 p.m. – Council Chambers, 31 East Fifth Street.

Consideration of Meeting Minutes: May 4, 2004 and June 1, 2004

- 1. PRESENTATION: LIGHT RAIL BRIDGE ACROSS RIO SALADO; VALLEY METRO – CHRISTINE LENKO**
- 2. FINAL PLANNED AREA DEVELOPMENT (P.A.D.) and 10TH AMENDED PRELIMINARY P.A.D.** Hold a public hearing for **CENTERPOINT RESIDENTIAL** (Tempe Land Company, LLC, property owner) **#DS040239 #RRC04016 #SPR04027** - Final PAD for Centerpoint Residential Phases 1 & 2 of Lot 7A consisting of 354,468 s.f of mixed use development on 4.79 net acres located at 75 W. 5th Street. The Final PAD includes site plan, landscape plan, and building elevations for the first two phases consisting of two 258' tall, 22 story buildings, with residential, retail, office and a food market. The 10th Amended Preliminary PAD for Centerpoint Development consists of 1,353,946 s.f. on 22.04 net acres.

The following approval is requested from the City of Tempe:

#SPR04027

Final PAD for Centerpoint Residential Phases 1 & 2 of Lot 7A consisting of 354,468 s.f of mixed use development consisting of two 258' tall, 22 story buildings, with 326 residential units, 1,978 s.f. retail, 488 s.f. office, a 12,714 s.f. food market, and a parking podium with 576 parking spaces on 8 levels of parking (2 below grade, 1 at grade and 5 above grade) integrated into the base of the building. This is the first two phases of four located on 4.79 net acres at 75 W. 5th Street.

10th Amended Preliminary P.A.D. for the Centerpoint Development consisting of 627,968 s.f. built commercial development consisting of existing office, retail, restaurant, movie theater, fire station, hotel and historic house, and proposing 725,978 additional mixed use development consisting of office, retail, and residential uses to provide a total 1,353,946 s.f. at build out. This additional development would be added in four phases: phases one and two consisting described above in the Final PAD for Centerpoint Residential and phases three and four consisting of 353,684 s.f. of residential development consisting of two 186' tall buildings containing 120 units of live/work, 296 units of residential units and 704 parking spaces in a parking structure. Completion of all four phases on lot 7A will build out the 22.04 site and provide 714 residences within Centerpoint Development.

Variances

1. Reduce the required number of motor vehicle parking spaces from 1616 to 1280 for completion of all four phases of Lot 7A.
2. Increase allowed building height beyond the maximum allowed 225' granted by previous variance to allow total building height (to top of parapet) of 258'.
3. **PLANNED DEVELOPMENT (0406)** Hold a public hearing for **TEMPE MARKETPLACE** (Brad Wilde, Miravista Holdings, LLC, property owners) **#RRC04018** for a zoning change, a Preliminary and Final PAD, located at 2080 East Rio Salado Parkway, including the following:

#ZON-2004.04 Ordinance No. 2003.18 A zoning change from AG, Agricultural, I-2, General Industrial, I-3, Heavy Industrial to RCC, Regional Commercial Center on 148 net acres.

#SPD-2004.38 A Preliminary and Final Planned Area Development consisting of 1,304,625 s.f. for retail, restaurant and office.

Use Permits:

1. Allow outdoor entertainment stages in the RCC Zoning District.
2. Allow an automatic car wash facility in the RCC Zoning District.
3. Allow a self-service gas station and convenience store in the RCC Zoning District.

Variance:

1. Reduce the required building setback from 60 feet to 25 feet for Pad O, Pad P, Pad Q-1, Pad Q-2, Major I, Major R, Major V, Major X and Major Y.
4. **PLANNED DEVELOPMENT (0406)** Request by **HAYDEN FERRY LAKESIDE WEST** (M. Randall Levin, Hayden Ferry Lakeside LLC, C/O Suncor, property owners) **#RRC04021 #SBD-2004.39** for a Preliminary and Final Plat consisting of 4 (four) lots and 3 (three) tracts on 9.37 net acres, located at 40 East Rio Salado Parkway.
5. **PLANNED DEVELOPMENT (0406)** Hold a public hearing for **HAYDEN FERRY LAKESIDE PHASES II & III** (M. Randall Levin, Hayden Ferry Lakeside LLC, C/O Suncor, property owners) **#RRC04022** for re-approval of building elevations, site plan and landscape plan (DRB00355), located at 24 East Rio Salado Parkway, in the MG, Multi-Use General Zoning District.

POST-SESSION – begins after regular meeting – Tempe City Council Chambers, 31 East Fifth Street. If necessary, continue pre-session discussion.